



CITY OF BEAVERTON
Community Development Department
Planning Division
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NOTICE OF DEVELOPMENT PROPOSAL

Project Name:	1st & Lombard Mixed Use
Case File Nos.:	DR2014-0048 / LD2014-0003 / PD2014-0003 / SDM2014-0004 / TP2014-0005
Summary of Application:	The applicants, Community Partners for Affordable Housing (CPAH) and RKM Development, request approval to construct a new mixed use development consisting of two buildings with associated site improvements. The applicant seeks Design Review approval for the building and site design. A Parking Determination for use of off-site shared parking has been applied for, the second parking lot area is located along SW Farmington Road between SW Tucker Avenue and SW Betts Avenue. A Sidewalk Design modification is requested for modification to the 10 foot wide sidewalk standard along SW Chapman Avenue. The applicant has applied for a Replat One to create two lots where three lots currently existing. A Tree Plan Two approval is requested for the removal of two Significant Trees from the site.
Project Location:	The primary site is bounded by 1 st and 2 nd Streets between SW Lombard Avenue and SW Chapman Avenue. Some off-site parking is also proposed at SW Farmington Road and SW Betts Avenue. More specifically located on Tax Lots 701, 3600, 3700, 3800 of Washington County Assessors Map 1S115BC.
Zoning & NAC:	RC-OT (Regional Center-Old Town) / Central Beaverton NAC
Applicable Criteria:	Development Code Sections 40.03.1 <i>Facilities Review</i> , 40.20.15.2.C <i>Design Review Two</i> , 40.45.15.2.C <i>Replat One</i> , 40.55.15.2.C <i>Shared Parking</i> , 40.58.15.C <i>Sidewalk Design Modification</i> and 40.90.15.2.C <i>Tree Plan Two</i> .
Due Date for Written Comments:	5:00 PM, July 9, 2014
Anticipated Decision Date:	Wednesday, July 16, 2014
Staff Contact:	Jana Fox (503) 526-3710 / jfox@BeavertonOregon.gov

Mailed written comments should be sent to the Planning Division, PO Box 4755, Beaverton, OR 97076. Please reference the Case File Number and Project Name in your written comments.

Facilities Review Committee Meeting Date: July 9, 2014

The Facilities Review Committee is not a decision-making body but advises the Director on a project's conformity to the technical criteria specified in Section 40.03 of the Beaverton Development Code. The Director will include the Committee's recommendation and findings in the Notice of Decision that is issued following the meeting. The Director's decision may be viewed at:

<http://apps.beavertonoregon.gov/DevelopmentProjects/>

A copy of the pre-application conference comments, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for review at the Beaverton Planning Division, 2nd floor, Beaverton City Hall, 4755 SW Griffith Drive, between the hours of 7:30 a.m. to 5:00 p.m., Monday through Friday, except 12:00 p.m. to 1:00 p.m. for lunch.

Failure to raise an issue or failure to provide statements or evidence with sufficient specificity to afford the decision-making authority an opportunity to respond to such issue, may preclude appeal to the Land Use Board of Appeals on that issue.